

YOUR LEAD PAINT OBLIGATION AS A LANDLORD

What Maryland law requires, what happens if you ignore it, and how to protect your property, your tenants, and yourself.

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- 02** The exact laws and fines you need to know
- 03** What the remediation process looks like
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- 06** The right questions to ask any remediation contractor

SECTION 01

Why This Is Not Optional

If a child under 6 years old lives in — or even regularly visits — a property you own that was built before 1978, Maryland law requires you to take specific action regarding lead paint. This is not a gray area. It is one of the most strictly enforced environmental regulations in the state, and the consequences of ignoring it range from significant fines to civil liability if a child is harmed.

1 in 3

Maryland homes built before 1978 contain lead-based paint.

Lead paint becomes dangerous when it deteriorates, is disturbed during renovation, or when children chew on painted surfaces — even windowsills and door frames.

Here is what most landlords don't realize: you don't have to know lead paint exists in your property for the law to apply. If the home was built before 1978 and a child under 6 is present, your obligation is triggered automatically.

SECTION 02

What Maryland Law Actually Requires

The Maryland Code of the Environment — and what it means for you

Register your rental property

Properties built before 1978 that are rented to families with children under 6 must be registered with the Maryland Department of the Environment (MDE).

Pass an inspection

The property must meet Maryland's risk reduction standards — either through full lead abatement or through risk reduction treatments that make lead paint safe in place.

Provide disclosure

You must provide tenants with a copy of the EPA's 'Protect Your Family from Lead in Your Home' pamphlet and disclose any known lead paint hazards before they sign a lease.

Respond to elevated blood lead notifications

If MDE notifies you that a child living in your property has an elevated blood lead level (EBLL), you are legally required to remediate within a specific timeframe — regardless of the property's previous inspection status.

SECTION 03

What Ignoring It Will Cost You

Fines, liability, and real-world consequences

Landlords who fail to comply with Maryland's Lead Risk Reduction in Housing Act face consequences that far outweigh the cost of remediation. Here is what is at stake:

CIVIL PENALTY

Up to \$500 per day

For each day a known violation goes unremediated after MDE notification.

COURT JUDGMENT

Uncapped

If a child suffers lead poisoning in your property, you can be held personally liable in civil court.

RENTAL LICENSE

Suspended or Revoked

MDE can prevent you from legally renting the property until compliance is achieved.

CRIMINAL CHARGES

In serious cases

Willful non-compliance with MDE orders can result in criminal referral.

SECTION 04

What the Remediation Process Looks Like

From first call to clearance certificate

Free Referral to a Certified Industrial Hygienist

1

Before any work begins, an independent certified industrial hygienist (IH) tests the property to identify exactly where lead paint hazards exist. Aleya Construction can refer you to a trusted IH at no cost. This step protects you legally and ensures work is scoped correctly.

Scope of Work & Proposal

2

Based on the IH report, Aleya provides a detailed scope of work outlining exactly what will be treated or removed, the timeline, and the cost. You will know exactly what you are paying for before any work begins.

Remediation by EPA RRP Certified Technicians

3

Our certified team performs the remediation — whether that means encapsulation, paint stabilization, or full abatement — using containment protocols to protect the rest of the property and eliminate cross-contamination.

Clearance Testing & Documentation

4

After work is complete, the same certified IH returns to perform clearance testing. When the property passes, you receive a clearance certificate — the legal documentation you need for MDE compliance and tenant protection.

SECTION 05

Working With Property Managers & Real Estate Agents

How Aleya fits into your existing relationships

Whether you self-manage your rental or work through a property management company, lead paint compliance does not have to disrupt your operations or your tenant relationships. Aleya works directly alongside your property manager or real estate agent to make the process as seamless as possible.

For Property Managers

- We coordinate scheduling directly with your PM so tenants are properly notified
- All work is documented for your records and MDE files
- We can work within tenant-occupied units with proper containment
- We provide all compliance documentation in the format your PM needs

For Real Estate Transactions

- We work on accelerated timelines to meet closing deadlines
- Clearance certificates provided for disclosure requirements
- We coordinate with buyer and seller agents simultaneously
- Full documentation package for title and closing files

SECTION 06

Questions to Ask Any Remediation Contractor

Protect yourself before signing anything

Not every contractor offering lead paint services is qualified or fully compliant. Before hiring anyone — including us — ask these questions:

Q: Are you EPA RRP certified?

Required by federal law for any renovation disturbing lead paint in pre-1978 homes. Ask to see the certificate.

Q: Are you licensed by the Maryland MDE?

Maryland has its own licensing requirements for lead abatement contractors separate from federal EPA certification.

Q: Do you use a third-party certified hygienist for clearance?

Clearance testing should always be done by an independent IH — not the same company that did the work. This is the standard.

Q: What does your documentation package include?

You should receive a clearance certificate, a project report, worker certifications, and waste disposal documentation.

Q: Do you carry liability insurance for lead work?

General contractor insurance is not enough. Ask specifically for environmental or pollution liability coverage.

QUICK REFERENCE

Maryland Landlord Lead Paint Compliance Checklist

PROPERTY STATUS & COMPLIANCE

- Property built before 1978
- Child under 6 present or expected
- Property registered with MDE
- Lead risk reduction inspection completed
- Clearance certificate on file
- EPA lead paint pamphlet given to tenant
- Lead paint disclosure signed at lease

ONGOING MANAGEMENT

- Response plan if EBLL notification received
- Property manager informed of lead status
- Certified IH contact info on hand
- EPA RRP certified contractor identified
- MDE documentation filed and accessible
- Renewal inspections scheduled as required
- Insurance coverage verified for lead liability

READY TO GET COMPLIANT?

Your Next Step Is Free

Aleya Construction offers a free referral to a certified industrial hygienist and a no-obligation consultation to review your property's compliance status.

CALL US

(301) 368-4701

EMAIL US

Build@AleyaConstruction.com

REQUEST ONLINE

aleyaconstruction.com/sitevisit

This guide is provided for informational purposes only and does not constitute legal advice. Maryland lead paint laws are subject to change. Consult with a licensed attorney or the Maryland Department of the Environment for guidance specific to your property and situation.